

**McKinney Community Development Corporation Meeting of the
Retail Development Infrastructure Grant Subcommittee
September 16, 2025**

The McKinney Community Development Corporation Retail Development Infrastructure Grant subcommittee met at 12:30 p.m. on September 16, 2025, at MCDC offices located at 7300 SH 121, Suite 200, McKinney, Texas.

Board Members Present: Board Members Joy Booth and AJ Micheletto.

Board Member Absent: David Kelly.

MCDC Staff Present: President Cindy Schneible and MCDC Grants Program and Marketing Manager Linda Jones.

Two of three subcommittee members met and reviewed each application with consideration to eligibility of the project – location, viability of the project, and the ability of the project to create a new or expanded business. The subcommittee reached consensus on the following funding recommendations:

- **RI 25-04 submitted by 380 Marketplace**, the subcommittee is recommending funding of up to \$40,000 in eligible reimbursements.
- **RI 25-05 submitted by The Cotton Mill**, the subcommittee is recommending funding of up to \$27,458.92 in eligible reimbursements.

President Schneible stated that this program was established to focus on retail in the Downtown area. The original program required a 50/50 match with a maximum award of \$25,000. After several grant cycles with only a few applicants, Board members adjusted the program to a 75/25 match with a maximum award of \$50,000.

The subcommittee discussed various potential changes to the guidelines regarding this retail grant. Reference to “landmark” properties will be removed from the criteria, and new wording will be developed to better describe the program. Additionally, emphasis will be placed on redevelopment of aging property. Consideration will not be given for new construction. General criteria will be refined to include:

- This grant is intended for redevelopment of aging property.
- New construction will not be considered.
- Applicant must demonstrate that the proposed infrastructure improvements are necessary to promote or develop new or expanded business.
- Priority will be given to projects that can demonstrate the potential for generating meaningful sales tax revenue.

- Priority will be given to projects directly related to promoting health and safety of people visiting the establishment.
- Board will consider, but not prioritize, projects that are complete or already underway, if the project start date is within six months prior to application cycle.

Subcommittee members thoroughly considered project location eligibility requirements.

Eligible locations for this grant program are properties located within ½ mile of the following specifically defined boundaries:

- Locations along major City thoroughfares including 380 (North), Custer Road (West), Eldorado (South), Highway 5 (East)
- Locations in Downtown McKinney
- Locations throughout the McKinney Historic Cultural District

Staff will work on application updates then seek input from subcommittee for additional edits.

The subcommittee meeting was adjourned at approximately 1:40 p.m.

These minutes were approved by the MCDL Board on October 23, 2025.

ANGELA RICHARDSON-WOODS
Chair
DAVID RICHE
Vice Chair

DEBORAH BRADFORD
Secretary